



MARKED AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
APRIL 14, 2004
5:00 P.M.

ROLL CALL

COMMISSIONER SCHWARTZ ABSENT; COMMISSIONER GULINO ARRIVED AT 5:20 PM

MINUTES REVIEW AND APPROVAL

ITEMS 1 & 2 APPROVED, 5-0; MOTION COMMISSIONER STEINKE

1. [March 24, 2004](#)
2. [March 29, 2004](#)

INITIATION

ITEM 3 APPROVED INITIATION, 5-0; MOTION COMMISSIONER HEITEL

3. [8-UP-2004 \(Coronado Park Site\)](#) request by City of Scottsdale, applicant, City of Scottsdale and 2 Odanoroc LLC, owners, to initiate a Municipal Use Master Site Plan for a public park to include passive areas and facilities available for professional baseball training activities on 44 +/- acres located southeast of the southeast corner of Miller Road and Thomas Road with Open Space District (O-S) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Lisa Collins, 480-312-7616.**

EXPEDITED AGENDA

ITEM 4 & 5 MOVED TO REGULAR AGENDA

ITEM 4 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER STEINKE

4. [20-ZN-2003 \(Sugar Bowl Restaurant Historic Property Overlay\)](#) request by City of Scottsdale, applicant, Huntress Trust, Jaclyn Krawczyk, Margery Morton, and Fredrick Huntress, owners, to rezone from Central Business District, Downtown Overlay (C-2 DO) to Central Business District, Downtown Overlay, Historic Property (C-2 DO HP) for the Sugar Bowl Restaurant (.13 +/- acre parcel) at 3935 & 4005 N Scottsdale Road and to place the property on the Scottsdale Historic Register. **Staff/Applicant contact person is Don Meserve, 480-312-2523.**

ITEM 5 RECOMMENDED FOR APPROVAL, 6-0: MOTION COMMISSIONER HEITEL

5. [19-ZN-2003 \(Pink Pony Restaurant Historic Property Overlay\)](#) request by City of Scottsdale, applicant, Gwen Briley, owner, to rezone from Central Business District Downtown Overlay (C-2 DO) to Central Business District, Downtown Overlay, Historic Property (C-2 DO HP) for the Pink Pony Restaurant (.2 +/- acre parcel) at 3831 N Scottsdale Road and to place the property on the Scottsdale Historic Register. **Staff/Applicant contact person is Don Meserve, 480-312-2523.**

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ITEM 6 RECOMMENDED FOR APPROVAL AS AMENDED, 5-0; MOTION COMMISSIONER BARNETT

6. [1-UP-2004 \(E4 Development Group\)](#) request by E4 Group LLC, applicant/owner, for a conditional use permit for a bar on a .98 +/- acre parcel located at 4282 N. Drinkwater Blvd with Downtown/Office Residential Type 2, Planned Block Development, Downtown Overlay (D/OR-2 PBD DO) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Aron Mezo, 480-694-5526.**

ITEM 7 RECOMMENDED FOR APPROVAL AS AMENDED, 5-0; MOTION COMMISSIONER BARNETT

7. [4-UP-2004 \(Dirty Dogg Bar Use Permit\)](#) request by Fire House Management, applicant, MAGs Ham Bun, Inc, owner, for a conditional use permit for a bar in an existing building located at 10409 N Scottsdale Road with Highway Commercial District (C-3) zoning. Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is Richard Woerth, 602-432-3356.**

ITEM 8 RECOMMENDED FOR APPROVAL, 5-0; MOTION COMMISSIONER BARNETT

8. [5-UP-2004 \(Jamaican Blue\)](#) request by Jamaican Blue, applicant/owner, for a conditional use permit for a Bar in an existing 5,356+/- square feet building located at 4017 N Scottsdale Road, Suite 104 with Downtown, Retail Specialty Type 1 District, Downtown Overlay (D/RS-1 DO) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Dennis Holden, 480-947-2160.**

REGULAR AGENDA

ITEM 9 RECOMMENDED FOR APPROVAL AS AMENDED, 6-0; MOTION COMMISSIONER STEINBERG

9. [1-ZN-2004 \(Main Street Residences & Main Street Mews\)](#) request by Arizona Investments, applicant, MSR Properties LLC, owner, to rezone from Highway Commercial, Downtown Overlay District (C-3 DO) to Downtown District, Residential/Hotel Subdistrict Type 2, Planned Block Development Overlay, Downtown Overlay (D-RH-2 PBD DO) with amended development standards on a 4.5 +/- acre parcel located at 6833 & 6875 E Main Street (Southwest corner of Main Street and 69th Street). Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Irene Clary, 480-473-3700.**

ITEM 10 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER BARNETT

10. [3-TA-2004 \(Code Enforcement Text Amendment\)](#) request by City of Scottsdale, applicant, for a Text Amendment to amend Ordinance 455 (Zoning Ordinance) Article I., Administration and Procedures., Section 1.1400 to allow for Administrative penalties for violations of the Zoning Ordinance. **Staff/Applicant contact person is Raun Keagy, 480-312-2373.**

WRITTEN COMMUNICATION

ADJOURNMENT APPROXIMATELY 6:35 PM

David Gulino, Chairman
Eric Hess
James Heitel
Steven Steinke

Steve Steinberg, Vice Chairman
David Barnett
Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at: <http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.